PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027

Instr:200003270030458 Page: 1 OF 2
REC'D FOR REC 03/27/2000 11:20:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $213.86

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **March, 2000** between **ALAN L. SIMON and wife, LEATRICE DEANNA SIMON** , GRANTOR, and **GENARRO ERIC OLDS** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Unit E-2, Hickory Place Condominiums of record in Master Deed of record in Book 6654, page 910 and referred to as Exhibit "B" found at page 912 and corrected in Book 6759, page 523 and referred to as Exhibit "B" found at page 535 said corrected Book, as amended in Book 7015, pages 182, 187 and 192. Unit E-2 BEING part of the Unit Plan for Phases 2-8, section 1, Hickory Place Condominiums, of record in Plat Book 6250, page 795; all references of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Grantor (s) reference herein and recorded simultaneously herewith.

BEING the same property conveyed to Alan L. Simon and wife, Leatrice Deanna Simon, by deed from John Haywood Parrish, unmarried, of record in Book 9799, page 704, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO 2000 property taxes which have been prorated and assumed by Grantee (s); all matters appearing on Plan in Plat Book 6250, page 795; By-Laws of record in Book 6472, page 456; Master Deed of record in Book 6472, page 435, as re recorded in Book 6476, page 663, amended in Master Deed of record in Book 6654, page 910, as corrected in Book 6759, page 533, as amended in Book 7015, pages 182, 187 and 192; Charter of record in Book 6472, page 429; all easements of record; all visible easements; all applicable governmental and zoning regulations of record, Register's Office for Davidson County, Tennessee.

Spouse of Genarro Eric Olds, if any, to join in conveyance to convey any and all interest, marital or otherwise, that she may have in aforementioned referenced property, now or hereafter.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

ALAN L. SIMON
Signature of Seller

Leatrice D. Simon
LEATRICE DEANNA SIMON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **ALAN L. SIMON and wife, LEATRICE DEANNA SIMON** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **March, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

GENARRO ERIC OLDS
317 HICKORY PLACE
NASHVILLE, TN 37214

Property Address:

317 HICKORY PLACE
NASHVILLE, TN 37214

Person Responsible for Taxes:

NVR Mortgage Finance, Inc.
311 Plus Park Blvd., #350
Brentwood, TN 37027

Parcel #: 96-11, Group A, Parcel 35

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$57,800.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **March, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

Watts & Baldwin, Attorneys, PLLC
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Brentwood, TN 37027